91-37-0024

CUP & Reclaim

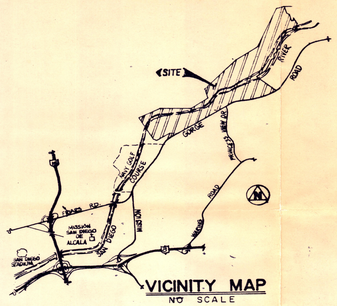
ASSESSOR'S PARCEL NUMBERS

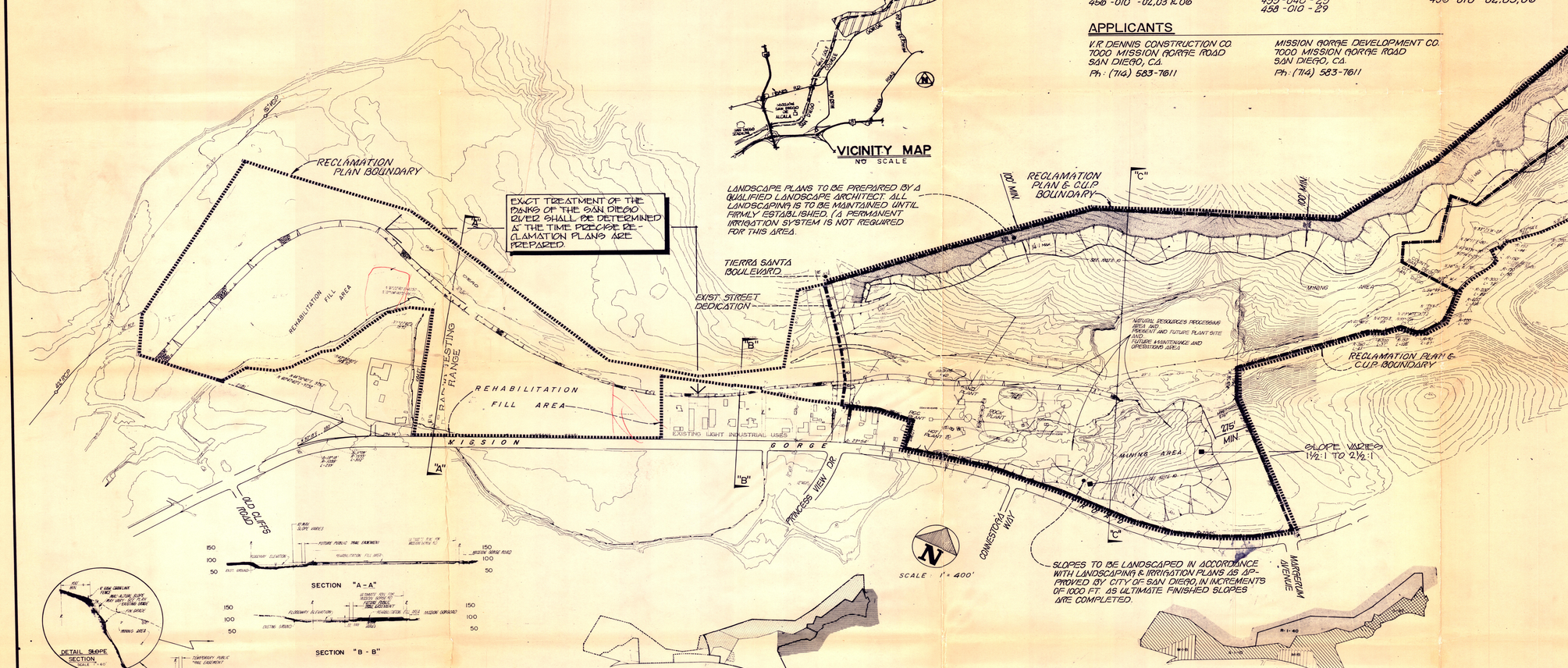
INSIDE C.U.P. BOUNDARY	OUTSIDE C.U.P. BOUNDARY	INSIDE RECLAMATION PLAN BOUNDARY
373 - 040 - 05	373 - 040 - 13	373 - 040 - 05, 13
455 - 020 - 10 (PORTION)	455 - 020 - 10 (PORTION)	455 - 020 - 10, 11
455 - 030 - 24 (PORTION)	455 - 020 - 11, 12 & 13	455 - 030 - 24
455 - 040 - 24	455 - 030 - 24 (PORTION)	455 - 030 - 25 (PORTION)
456 - 010 - 02, 03 & 06	455 - 030 - 25	455 - 040 - 24
	455 - 040 - 25	456 - 010 - 02, 03, 06
	458 - 010 - 29	

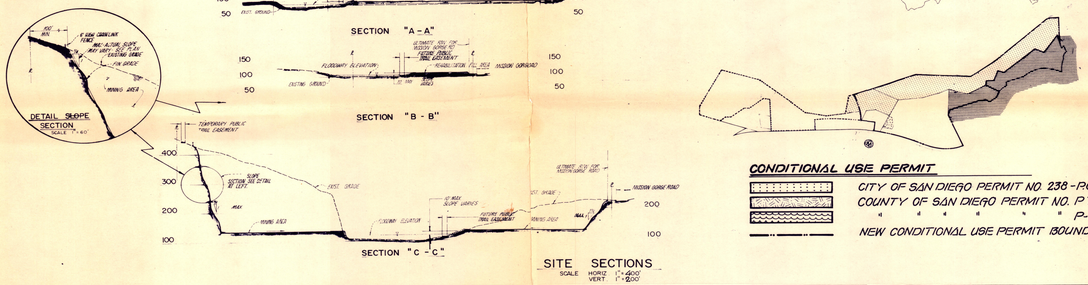
APPLICANTS

V.R. DENNIS CONSTRUCTION CO.
7000 MISSION GORGE ROAD
SAN DIEGO, CA.
Ph: (714) 583-7611

MISSION GORGE DEVELOPMENT CO.
7000 MISSION GORGE ROAD
SAN DIEGO, CA.
Ph: (714) 583-7611




RECLAMATION PLAN BOUNDARY
EXACT TREATMENT OF THE BANKS OF THE SAN DIEGO RIVER SHALL BE DETERMINED AT THE TIME PRECISE RECLAMATION PLANS ARE PREPARED.
LANDSCAPE PLANS TO BE PREPARED BY A QUALIFIED LANDSCAPE ARCHITECT. ALL LANDSCAPING IS TO BE MAINTAINED UNTIL FIRMLY ESTABLISHED. (A PERMANENT IRRIGATION SYSTEM IS NOT REQUIRED FOR THIS AREA.
TIERRA SANTA BOULEVARD
EXIST. STREET DEDICATION
RECLAMATION PLAN & C.U.P. BOUNDARY
100' MIN.
CUP BOUNDARY
ESM'NT. FOR 2 NO SAN DIEGO AQUEDUCT
REHABILITATION FILL AREA
RANGE TESTING
MISSION GORGE
OLD CLIFFS ROAD
PRINCESS VIEW DR
CONESTOGA WAY
MARTERON AVENUE
NATURAL RESOURCES PROCESSING AREA AND PERMANENT AND FUTURE PLANT SITE AND FUTURE MAINTENANCE AND OPERATIONS AREA
MINING AREA
ROCK QUARRY AREA
275' MIN.
SLOPE VARIES 1½:1 TO 2½:1
SLOPES TO BE LANDSCAPED IN ACCORDANCE WITH LANDSCAPING & IRRIGATION PLANS AS APPROVED BY CITY OF SAN DIEGO, IN INCREMENTS OF 1000 FT. AS ULTIMATE FINISHED SLOPES ARE COMPLETED.
EXISTING LIGHT INDUSTRIAL USES
"A"
"B"
"C"
SCALE 1" = 400'



CONDITIONAL USE PERMIT

- CITY OF SAN DIEGO PERMIT NO. 238-PC.
- COUNTY OF SAN DIEGO PERMIT NO. P 73-207
- " " " " P-69-247
- NEW CONDITIONAL USE PERMIT BOUNDARY

ZONING

- EXIST. (CITY) R-1-40
- EXIST. (CITY) M-1-B
- EXIST. (CITY) A-1-10
- EXIST. (COUNTY) S-87

NOTES

1. AREA WITHIN C.U.P. BOUNDARY = 250 AC.; AREA WITHIN RECLAMATION PLAN BOUNDARY 420 AC.; TOTAL OWNERSHIP = 454 AC.
2. EXISTING CONTOURS ARE AT 10' INTERVALS UNLESS NOTED OTHERWISE.
3. GRADING AS SHOWN ON THIS PLAN IS PRELIMINARY AND SUBJECT TO MODIFICATION AND NECESSARY CITY APPROVAL AT THE TIME REZONING, SUBDIVISION, OR LAND DEVELOPMENT IS REQUESTED FOR EACH INCREMENT OF THE PROPERTY.
4. THE LIMIT OF THE FLOODWAY (AND THEREBY THE LIMIT OF GRADING) WILL BE DETERMINED AT THE TIME A REZONING, SUBDIVISION, OR LAND DEVELOPMENT PERMIT IS REQUESTED FOR EACH INCREMENT OF THE PROJECT SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.
5. WITHIN AREAS DESIGNATED AS FLOOD PLAIN FRINGE, ALL FINISHED CUT SLOPES SHALL BE UNDULATING AND VARIABLE WITH NO SLOPE STEEPER THAN 1 1/2:1.
6. WITHIN THE ROCK QUARRY AREA, FINISHED SLOPES STEEPER THAN 1 1/2:1 WILL BE PERMITTED UPON REPORT AND CERTIFICATION OF A SOILS ENGINEER THAT SUCH SLOPES ARE STABLE.
7. WITHIN THE FLOOD PLAIN FRINGE, A COMBINATION OF CONTROLLED AND UNCONTROLLED FILL WILL BE ALLOWED TO AN ELEVATION NOT TO EXCEED 10 FEET ABOVE 100 YEAR FLOOD ELEVATION. OWNER TO ACKNOWLEDGE AND RECORD WITH COUNTY RECORDER AN AGREEMENT THAT UNCONTROLLED FILL IS NOT ELIGIBLE FOR BUILDING PERMITS UNLESS SPECIAL SOILS ANALYSIS AND FOUNDATION DESIGN ARE APPROVED BY CITY ENGINEER.
8. THE EMBANKMENT SLOPES ADJACENT TO THE FLOODWAY WILL BE PROTECTED BY RIP-RAP OR SUITABLE ALTERNATIVE IN ACCORDANCE WITH DETAILED PLANS AND LOCATION TO BE APPROVED BY THE CITY ENGINEER. FLOODWAY EXCAVATED AREAS WILL BE LEFT AS POND AREAS THAT WILL BE ALLOWED TO REFILL WITH SEDIMENT AND MAY BE RE-MINED AS FUTURE CONDITIONS WARRANT.
9. WITHIN THE FLOOD PLAIN FRINGE, UPON COMPLETION OF ANY EXCAVATED OR FILLED AREA, ANY SLOPE GREATER THAN 5:1 RATIO WILL BE RE-SEEDED WITH NATIVE PLANTS, SHRUBS AND TREES AND WILL BE MAINTAINED UNTIL GROWTH HAS BEEN FIRMLY ESTABLISHED EXCLUDING ROCK SLOPES.
10. SLOPE LIMITS SHOWN ARE THEORETICAL. ACTUAL SLOPES AND LIMITS MAY VARY ACCORDING TO MINING CONDITIONS.
11. PRECISE RECLAMATION PLANS FOR EACH PORTION OF THE PROPERTY IN WHICH MINING AND RECLAMATION WILL BE COMPLETED DURING THE ENSUING 5 YEAR PERIOD WILL BE SUBMITTED FOR APPROVAL OF PLANNING COMMISSION AT THE TIME OF EACH 5 YEAR REVIEW OF THE CONDITIONAL USE PERMIT.
12. WITHIN THE ROCK QUARRY AREA, SPECIFIC LOCATION OF PUBLIC TRAIL EASEMENT IN FLOOD PLAIN AREA TO BE ESTABLISHED BY THE PRECISE RECLAMATION PLAN UPON COMPLETION OF MINING OPERATIONS.
13. IN THE MINING AND REHABILITATION FILL AREAS, THE ULTIMATE EXTENT OF CUTTING AND FILLING WILL BE DETERMINED BY THE OWNER, BASED ON THE DEMAND FOR MATERIALS AND ROCK COMPOSITION. THIS MAP INDICATES THE MAXIMUM EXTENT TO WHICH WORK MAY BE DONE. PORTIONS OF THE SITE WHICH ARE NOT DISTURBED SHALL REMAIN IN THE NATURAL CONDITION. ALL MANUFACTURED SLOPES RESULTING FROM THIS PROJECT SHALL BE LANDSCAPED IN ACCORDANCE WITH THE PROVISIONS OF THE LAND DEVELOPMENT ORDINANCE OR THIS PERMIT.
14. IT IS ESTIMATED THAT A MINIMUM OF 200,000 C.Y. OF MATERIAL WILL BE EXCAVATED FROM THIS SITE PER YEAR.

LEGAL DESCRIPTION

A PORTION OF LOTS 53, 61, 62, 63 AND 70 OF RANCHO MISSION OF SAN DIEGO LYING NORTHERLY OF ROAD SURVEY 1634.

C.U.P. PLAN & RECLAMATION PLAN FOR V.R. DENNIS NATURAL RESOURCE FACILITY

project number	5556
drawn	dave
date	8/1982
scale	1"=400'

no.	date	revision
1	12-15-82	
2		

BICK ENGINEERING COMPANY 714/581-0707

1. REVISE RECLAMATION PLAN & C.U.P. BOUNDARIES
2. REVISE RIVER BANK PROTECTION 12-15-82

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